

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Jan. 7, 1954

January 7, 1954
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 P.M.

ROLL CALL

Present—Coms. Froh, Leadley, Munyon, Obrecht, Oswald, and Teel—6.

Ald. Bradshaw, Brooks, and Stabler—(Council Committee).

Absent—Coms. Crego, Mills, and Thornton—3.

The proceedings of the regular meeting of December 3, 1953, were approved.

Seventeen people from the area around 902-910 N. Cedar Street appeared before the Commission in connection with the petition for rezoning of this property. Mr. and Mrs. Walter Steinfatt, 909 N. Cedar Street; Mrs. Dale Sheren, 916½ N. Cedar, representing Mrs. Margaret Buck of 916 N. Cedar Street; Mrs. Fred Gutzki, 817 N. Cedar Street, all protested on the grounds that any other use of this property would cause too much traffic congestion. Mr. Lawrence Miller, President of the American Federation of Labor, the prospective purchasers of this property, explained that the meeting hall would be used by a limited number of people at a time. The opinion of the City Attorney regarding the zoning classification required by a labor union hall was read and placed on file.

It was moved by Com. Oswald, supported by Com. Froh, that we recommend to the City Council that the petition by First Assembly of God Church to rezone Lots 11 & 12—Assessor's Plat No. 29 (902-910 N. Cedar Street) from "C" Two-Family Residence District to "F" Commercial District be not granted, but that the property

be rezoned to "D-M" Multiple Dwelling District.

Motion lost.

It was then moved by Com. Munyon, supported by Com. Obrecht, that we recommend to the City Council that the petition by First Assembly of God Church to rezone Lots 11 & 12—Assessor's Plat No. 29 (902-910 N. Cedar Street) from "C" Two-Family Residence District to "F" Commercial District be not granted because of strong neighborhood objection to any zoning change in this area.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Munyon, that in view of the absence of an alley in the 2300 block of S. Cedar Street as would have been provided in the recommendation of September 8, 1953, we recommend to the City Council that the petition by Taylor Bolling to rezone the south 92 feet of Lot 4—Cedar Acres Sub., from "B" One-Family Residence District to "J" Parking and the south 92 feet of Lot 5—Cedar Acres Sub., from "B" One-Family Residence District to "C" Two-Family Residence District, at 405 Rockford Road, be not granted because no alley program can be worked out.

Motion carried.

It was moved by Com. Obrecht, supported by Com. Leadley, that we recommend to the City Council that the petition by King Solomon Lodge to rezone Lot 94, Assessor's Plat No. 3 (800 block S. Logan Street) from "C" Two-Family Residence District to "D-M" Multiple Dwelling District, be not granted because of insufficient lot area for a lodge hall.

Motion carried.

Mr. James Jessop appeared before the Commission regarding the rezoning of his property at 4113 S. Cedar Street to permit use by Doctors and Dentists. It was moved

by Com. Munyon, supported by Com. Obrecht, that the staff determine with the owner how many Doctors and Dentists will occupy the building and work out adequate off-street parking area.

Motion carried.

A letter from the City Attorney regarding deeds for alleys and street widenings was read. It was moved by Com. Froh, supported by Com. Munyon, that the staff be requested to draw up a statement of policy relating to such decisions and present it at the next meeting for a possible recommendation to the City Council.

Motion carried.

-It was moved by Com. Froh, supported by Com. Obrecht, that we recommend to the City Council that the plans for the proposed new No. 9 Fire Station be approved, provided space be provided for a voting precinct and for the permanent storage for the voting machines used therein.

Motion carried.

The Director reported on the progress of the Parking Survey.

It was moved by Com. Munyon, supported by Com. Froh, that a two-year leave of absence be granted to Rolf C. Campbell, Junior Planner, while he is in service in the Air Force.

Motion Carried.

It was moved by Com. Froh, supported by Com. Obrecht, that every other month we have two meetings in the month and that one be devoted exclusively to planning with no zoning matters considered, and that the starting month for this program be determined by the Chairman and Director.

Motion carried.

The meeting was adjourned at 10:00 P.M.

VICTOR G. LEYRER,

Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Feb. 4, 1954

February 4, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Donald Teel, at 7:30 p.m.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Leadley, Oswald, Teel, and Thornton—7.
Ald. Kowalski and Sidwell (Council Committee).

Absent—Coms. Froh and Obrecht—2.

Ald. Stabler (Council Committee).

The proceedings of the regular meeting of January 7, 1954, were approved.

It was moved by Com. Leadley, supported by Com. Crego, that Com. Obrecht be elected as Chairman of the Commission for the term of 1 year.

Motion carried.

It was moved by Com. Bradshaw, supported by Com. Crego, that Com. Froh be elected as Vice-Chairman of the Commission for the term of 1 year.

Motion carried.

It was moved by Com. Crego, supported by Com. Thornton, that the Planning Director be elected as Secretary of the Commission for the term of 1 year.

Motion carried.

Mr. Stanley Martin and Mr. Eldon Potter appeared before the Commission to explain the request of their client to use land on the VanDervoort Farm near Jolly Road for a Mobile Trailer Home Park.

About 30 residents of the area appeared to ask various questions of Mr. Potter.

It was moved by Com. Thornton, supported by Com. Oswald, that the request for the Trailer Park be tabled.

Motion carried.

Mr. Kenneth Black of Black & Black, architects, explained in detail the model and preliminary floor plans of the proposed new City Hall and Police Building.

It was moved by Com. Leadley, supported by Com. Oswald, that we recommend to the City Council that the petition by Howard L. Namey to rezone the west 25 feet of Lots 19 & 20, Olds Park Addition (1100 block of Berten Street) from "F" Commercial District to "J" Parking District be granted because this will be a part of an eventual over-all parking program in this area.

Motion carried.

It was moved by Com. Crego, supported by Com. Bradshaw, that we recommend to the City Council that property beginning at the N.E. corner of Lot 118, Maple Hill Sub., thence south 115 feet, thence west 55 feet, thence north 40 feet, thence west to the east line of S. Cedar Street, thence north along the east line of S. Cedar Street, to the south line of Fenton Street, thence east along the line of Fenton Street to point of beginning on Lots 118, 119, and 120, Maple Hill Sub. (4113 S. Cedar Street) be rezoned from "A" One-Family Residence District to "J" Parking District and that the balance of Lots 119 and 120, and all of Lot 121, be rezoned from "A" One-Family Residence District to "D" Apartment District.

Motion carried.

It was moved by Com. Bradshaw, supported by Com. Crego, that the action as of this date regarding the rezoning of Lots 118, 119, 120, and 121, Maple Hill Sub. (4113 S. Cedar Street) be rescinded.

Motion carried.

It was moved by Com. Bradshaw, supported by Com. Crego, that we recommend to the City Council that property beginning 20 feet west of the N.E. corner of Lot 118, Maple Hill Sub., thence south 115 feet, thence west 35 feet, thence north 40 feet, thence west to the east line of S. Cedar Street, thence north along the east line of S. Cedar Street to the south line of Fenton Street, thence east along the line of Fenton Street to point of beginning on Lots 118, 119, and 120, Maple Hill Sub. (4113 S. Cedar Street) be rezoned from "A" One-Family Residence District to "J" Parking District, and that the balance of Lots 119 and 120, Maple Hill Sub., except the east 20 feet thereof, and all of Lot 121, Maple Hill Sub., except the east 20 feet thereof, be rezoned from "A" One-Family Residence District to "D" Apartment District, provided the east 20 feet of Lots 118, 119, 120, and 121, Maple Hill Sub., be deeded to the City for alley purposes.

Motion carried.

It was moved by Com. Oswald, supported by Com. Crego, that we recommend to the City Council that the plat of Linwood Village Sub. be approved when the width of Lot 18 has been changed to 56 feet, and the width of Lot 19 has been changed to 64 feet.

Motion carried.

It was moved by Com. Crego, supported by Com. Bradshaw, that we recommend to the City Council that whenever a property owner agrees to deed land for an alley or street widening purposes to make his property suitable for a requested use other than presently zoned, a check in the amount of \$1.00, receipt of which is acknowledged in the deed, be mailed to such owner when

and if the deed is accepted by the City Council.

Motion carried.

It was moved by Com. Crego, supported by Com. Oswald, that we recommend to the City Council that that portion of Harris Street west of Creston Avenue, between 2631 and 2701 Creston Avenue, be not closed because it is an important entrance and exit to church property.

Motion carried.

Chairman Teel reported for the Budget Committee on the proposed budget for the year 1954-1955. It was moved by Com. Thornton, supported by Com. Bradshaw, that the report of the Committee be adopted.

Motion carried.

Letters from Messrs. O. E. Eckert and C. R. Stebbins were read and placed on file.

The advisability of using the township hall for use as a temporary community hall in the Everett district was discussed. No action was taken.

The Larch Street School property in connection with the extension of Ottawa Street was discussed. No action was taken.

The meeting was adjourned at 11:45 p.m.

VICTOR G. LEYER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, March 2, 1954

March 2, 1954
City Hall
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—8.

Ald. Kowalski and Stabler (Council Committee).

Absent—Com. Crego—1.

Ald. Sidwell (Council Committee).

The proceedings of the regular meeting of February 4, 1954, were approved.

The following committees were appointed by the Chairman, Sam Obrecht:

Public Lands and Buildings: Froh, Chm.; Teel & Crego.

Streets: Oswald, Chm.; Froh, Brisbin, & Thornton.

Zoning: Teel, Chm.; Leadley & Bradshaw.

It was moved by Com. Thornton, supported by Com. Teel, that the Committee Appointments be approved.

Motion carried.

Chairman Obrecht also appointed the following special committees:

Joint Committee with Park & Schol Board: Obrecht, Chm.; Teel & Leyrer.

Committee on Ordinances & Charter: Froh, Chm.; Crego & Brisbin.

It was moved by Com. Froh, supported by Com. Thornton, that the Special Committee Appointments be approved.

Motion carried.

The Director gave a detailed report on the process of making or revising the Master Plan and the approximate length of time involved for the completion of this work. After some discussion on this report, it was moved by Com. Froh, supported by Com. Teel, that the Chairman and Secretary investigate the possibility of bringing in a consultant, to review our present undertaking with respect to the Master Plan, who should again be brought in at a later time when all our data is collected from which final conclusions are drawn, and that this be done in time so that budget arrangements can be made.

Motion carried.

The Director gave a report of the findings of the staff and Chairman regarding a Mobile Trailer Home Park for which the City Council was petitioned for a permit to operate on a parcel of land in Section 34, City of Lansing, bounded on the north by the proposed extension of Euclid Avenue, on the west by the proposed extension of Southgate Avenue, on the south by July Road, and on the east by a line approximately 500 feet west of Pennsylvania Avenue, being a part of a parcel known as the Frank Vandervoort Farm. After considerable discussion, which included audience participation both for and against granting of this permit under Section 11 of the Lansing Zoning Ordinance, it was moved by Com. Froh, supported by Com. Thornton, that the Commission, on the basis of (1) a report of the Planning Director concerning a comparable site referred to by the petitioner to the Commission (2) facts contained in Urban Land News relative to such trailer camps, and (3) representations of citizens favoring and opposing the petition, reports to the City Council as follows:

- (a) The effect upon the character of the neighborhood would be detrimental. It would be impossible to enforce petitioner's proposed restrictions to maintain this camp as a desirable development.
- (b) The effect on traffic conditions would not be appreciable.
- (c) The effect on utilities would not be appreciable since utilities are adequate.

- (d) The effect on the general welfare would be unfavorable because the City will receive no tax except on the existing land acreage and any permanent improvements, whereas if the tract were devoted to permanent homes, the tax income would be appreciably increased.

Motion carried.

It was moved by Com. Teel, supported by Com. Froh, that we recommend to the City Council that that part of Albert Street between the east line of Cowles Street and the west line of Logan Street be vacated, subject to existing utility easements; that such vacation of this street be done only after the widening of Logan Street south of Olds Avenue, and that the curb at Logan Street and Albert Street be closed and no further curb opening be permitted on the west side of Logan Street from Olds Avenue to Moores River Drive.

Motion carried.

It was moved by Com. Brisbin, supported by Com. Oswald, that we recommend to the City Council that the petition by Pure Oil Co. to rezone Lot 533, Maple Hill Sub. (900 block of E. Cavanaugh Rd.) from "A" One-Family Residence District to "J" Parking District, be granted.

Motion carried.

It was moved by Com. Teel, supported by Com. Leadley, that we recommend to the City Council that the petition by Robert E. Brush to rezone Lot 1, Block 2, F. C Taylor's Replat of Dell's Sub. of Lot 14 of Seymour's Sub. (1301 E. Saginaw Street) from "B" One-Family Residence District to "D-M" Multiple Dwelling District, be not granted because any change would be spot zoning.

Motion carried.

It was moved by Com. Froh, supported by Com. Thornton, that the petition by Lloyd J. Yariger to rezone Lots 28 & 29, Cedarbrook Sub. (N.E. corner of Hamilton and S. Cedar Streets) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be tabled pending compliance with the Zoning Committee's request.

Motion carried.

It was moved by Com. Froh, supported by Com. Thornton, that we recommend to the City Council that Lots 9 & 10, Assessor's Plat No. 14, 1200 block of W. Saginaw Street, north side) owned by St. Lawrence Hospital, be rezoned from "B" One-Family Residence District to "D" Apartment District, to place this property in its proper zoning classification, provided a 40-foot strip be deeded for a connecting roadway between Church Street and Rose Court, on the east end of Lot 5 and the south 35 feet of Lot 4, and the north 47 feet of Lot 6, all on Assessor's Plat No. 14.

Motion carried.

Letters from Messrs. Glenn P. Manz, Lucius D. Mills, and Evans E. Boucher, were read and placed on file.

The Director reported on the possibility of further new fire stations. It was moved by Com. Thornton, supported by Com. Froh, that the matter be referred to the staff for further study.

Motion carried.

The meeting adjourned at 11:25 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings March 4, 1954

March 4, 1954
City Hall Annex
Lansing, Michigan,

The special meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—9.

Ald. Kowalski, Sidwell, and Stabler (Council Committee).

Absent—None.

The Chairman announced that this meeting has been called for the express purpose of considering the matter regarding the present site for a new City Hall and Police Building, referred to this Commission by the City Council. The communication from the City Council was then read.

It was moved by Com. Froh, supported by Com. Teel, that the Director read the communications regarding this matter, referred to the City Plan Commission by the City Council, and present the data regarding the present City Hall Site, as well as the two other sites which were used for comparison, as compiled by the staff.

Motion carried.

Several communications from interested citizens were then read.

Comparative data regarding the present City Hall Site, a site in the Capitol Development Area, and a site at Washington Avenue and Saginaw Street was then presented.

Considerable and lengthy discussion in which the audience participated expressing their views regarding the present site, pro and con, followed.

It was moved by Com. Bradshaw, supported by Com. Crego, that the question, as submitted by the City Council, be acted upon.

It was then moved by Com. Froh, supported by Com. Teel, that the motion be amended to read: "That the question be acted upon after the members of the Commission have discussed the matter in committee."

Motion on the amendment carried.

The original motion then carried, as amended.

The Commission then withdrew to discuss the question.

It was moved by Com. Froh, supported by Com. Teel, that before this Commission makes a decision it recommend to the City Council that the City employ an expert outside city planner of recognized competence to immediately review the situation and make a recommendation.

Motion lost.

After a number of Commission members expressed their opinions, it was moved by Com. Bradshaw, supported by Com. Crego, that we reconvene in regular session.

Motion carried.

The Commission then returned to the meeting.

It was moved by Com. Bradshaw, supported by Com. Crego, that we approve the plans of a Police Station, Municipal Court, and City Hall Buildings as to character and extent, upon the site known as the City Hall Site as submitted by the City Council.

Motion carried.

Meeting adjourned at 11:05 P.M.

VICTOR G. LEYER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings April 1, 1954

April 1, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—8.

Aldermen Kowalski and Stabler (Council Committee).

Absent—Com. Crego—1.

Ald. Sidwell (Council Committee).

The proceedings of the regular meeting of March 2, 1954, were approved.

The proceedings of the special meeting of March 4, 1954, were approved.

The Director reported on the progress of the off-Street Parking Survey in the outlying areas.

It was moved by Com. Froh, supported by Com. Teel, that the report be accepted and filed.

Motion carried.

A detailed report on new location for the No. 5 Fire Station was read by the Director.

It was moved by Com. Froh, supported by Com. Teel, that the report be transmitted to the Police and Fire Board.

Motion carried.

It was moved by Com. Froh, supported by Com. Teel, that the staff be commended for an excellent report.

Motion carried.

The Director reported on findings to date regarding the appointment of a consultant in connection with the Master Plan.

Mr. Lawrence S. Miller, president of the Lansing Labor Temple Association, Inc., appeared to speak in favor of their petition to rezone property in the 2300 block of N. East St., stating that if the property is rezoned they intend to build a building 60 x 100 ft. of steel, cement block, and brick construction at a cost of approximately \$85,000. He stated that the building will be attractively designed and will be 2 stories in height. He also stated that the balance of the property would be used for parking and that as soon as additional property to the North becomes available it will be purchased for additional parking.

It was moved by Com. Thornton, supported by Com. Oswald, that we recommend to the City Council that the property, owned by the Lansing Labor Temple Association, Inc., commencing 178 ft. East and 878 ft. N. of the S.W. corner of Section 3, thence N. 135 ft., thence E. 105 ft., thence S. 135 ft., thence W. 105 ft. to point of beginning be rezoned from "B" One Family Residence District to "J" Parking District, and that property commencing 33 ft. E. and 878 ft. N. of the S.W. corner of Section 3, thence N. 135 ft., along the East side of East St., thence E. 145 ft., thence S. 135 ft., thence W. 145 ft. to point of beginning (2300 Block of N. East St.—East Side) be rezoned from "B" One Family Residence District to "D-M" Multiple Dwelling District.

Motion carried.

It was moved by Com. Teel, supported by Com. Bradshaw, that we recommend to the City Council that the petition by Said N. Corey to rezone all that part of Lots 53, 54 & 55, Reo Park Addition, lying west of the west line of U. S. 127 (1700 block S. Cedar Street) from "C" Two-Family Residence District to "F" Commercial District be not granted because of traffic congestion and insufficient parking area.

Motion carried.

It was moved by Com. Teel, supported by Com. Bradshaw, that we recommend to the City Council that Lot 9 and N. 35 ft. of the W. 75.24 ft. of Lot 11, Block 1—Assessor's Plat No. 7 (633 N. Pennsylvania Ave.) be rezoned from "C" Two Family Residence District to "E-1" Drive-In Shop District, and that Lot 2, Block 1—Assessor's Plat No. 7 (637 N. Pennsylvania Ave.) owned by Gulf Refining Co., be rezoned from "F" Commercial District to "E-1" Drive-In Shop District.

Motion carried.

It was moved by Com. Teel, supported by Com. Thornton, that we recommend to the City Council that the petition by Scott Industries, Inc., to rezone property beginning at a point 250 ft. 5- $\frac{3}{4}$ inches N. of N. line of Grand River Avenue and 49.5 ft. West of the East line of Lot 6, James M. Turner's Sub., thence Northwesterly on a line 250 ft. 5- $\frac{3}{4}$ inches North of and parallel to the North line of N. Grand River Ave. to a point 10 ft. from the West line of Lot 6, James M. Turner's Sub., thence South 31 ft., thence S. 27° 30' East 136.25 ft., thence North to point of beginning (2236 N. Grand River Ave.) from "A" One Family Residence District to "H" Light Industrial District be granted.

Motion carried.

It was moved by Com. Teel, supported by Com. Brisbin, that the petition to rezone Lots 1, 2, and 3,—Addmore Park Sub., and Lots 21 and 22—Deeg's Sub. (2300 Block S. Cedar St.,) from "D-M" Multiple Dwelling District to "F" Commercial District be tabled for 30 days.

Motion carried.

After considerable discussion regarding the proper use of property in the 200 Block of Verlinden Ave., the desirability of multiple dwelling development in this area was pointed out. No action was taken.

A letter from the Lansing Home Builders' Association was received and placed on file.

Enforcement on use of properties zoned "J" Parking was discussed.

The meeting adjourned at 10:10 P.M.

VICTOR G. LEYRER.
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings May 6, 1954

May 6, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—9.

Ald. Stabler (Council Committee).

Absent—None.

Ald. Kowalski and Sidwell (Council Committee).

It was moved by Com. Teel, supported by Com. Oswald, that the legal description in the resolution regarding rezoning of property at 2236 N. Grand River Ave. in the minutes of April 1, 1954, be corrected to read as follows: Property beginning at a point 250 feet, 5 $\frac{1}{4}$ inches north of north line of Grand River Avenue and 49.5 feet west of the east line of Lot 6, James M. Turner's Sub., thence northwesterly on a line 250 feet 5 $\frac{1}{4}$ inches north of and parallel to the north line of N. Grand River Avenue, to a point 10 feet from the west line of Lot 6, James M. Turner's Sub., thence south 31 feet, thence south 62°30' east 136.25 feet, thence north to point of beginning.

Motion carried.

It was moved by Com. Teel, supported by Com. Oswald, that the minutes of April 1, 1954, be approved as amended.

Motion carried.

The Director read and explained a further report concerning the Off-Street Parking Survey of outlying areas.

It was moved by Com. Froh, supported by Com. Teel, that we express appreciation for the staff's efforts and that this report be accepted.

Motion carried.

It was moved by Com. Froh, supported by Com. Teel, that the staff be asked to project the parking survey to future years as a part of this study.

Motion carried.

It was moved by Com. Bradshaw, supported by Com. Brisbin, that the matter of the N.E. corner of Saginaw Street and Westmoreland Avenue be tabled for one month, and that a communication be sent to the City Council advising them it is expected that the results of the Off-Street Parking Survey in the outlying areas will be known by that time.

Motion carried.

Mr. John H. Eliasohn, 2325 S. Cedar Street; Mr. William E. Boogaard, 1407 Woodbine; Mr. J. D. Baumer, 2335 S. Cedar Street, and Mr. Addison Brooks, 2339 S. Cedar Street, appeared before the Commission to attempt to work out a plan for commercial development of the 2300 block of S. Cedar Street. No agreement on a definite plan was arrived at by these people. It was moved by Com. Froh, supported by Com. Oswald, that we recommend to the City Council that the petition to rezone Lots 1, 2, and 3, Addmore Sub., and Lots 21 and 22, Deeg's Sub. (2300 block S. Cedar Street) from "D-M" Multiple Dwelling District to "F" Commercial District be not granted until a plan can be worked out for its proper development.

Motion carried.

The resolution passed on March 2, 1954, regarding the rezoning of property owned by St. Lawrence Hospital in the 1200 block of W. Saginaw Street was discussed. It was moved by Com. Froh, supported by Com.

Crego, that the matter be referred to the Zoning Committee for further report.

Motion carried.

The resolution passed on Feb. 4, 1954, regarding the rezoning of property at 4113 S. Cedar Street was discussed. It was moved by Com. Froh, supported by Com. Crego, that the action of Feb. 4, 1954, regarding this property, be rescinded, and that the matter be tabled until the next meeting.

Motion carried.

After some discussion with Mr. John Nelligan and Mr. Harry Hubbard, it was moved by Com. Froh, supported by Com. Teel, that we recommend to the City Council that the petition by Michigan National Bank to rezone property commencing on the west line of East Street, at its intersection with the south line of Thomas Street as extended to East Street, thence south on the west line of East Street 100 feet, thence west 60 feet, thence north 100 feet to the south line of Thomas Street, thence east 60 feet to the place of beginning from "F" Commercial District to "E-1" Drive-In Shop District, and property beginning at a point on the south line of Thomas Street, 933.5 feet north and north 89°34' west 93 feet of the S.E. corner of Sec. 4, T4N, R2W, and running thence north 89°34' west 23.8 feet to the point of intersection of Thomas Street and the east line of Michigan Highway M-27, thence south 17°25' west 104.56 feet along said Highway, thence south 89°34' east 54.34 feet, more or less, to a point due south of beginning, and thence N'y 100 feet to the place of beginning, from "D" Apartment District to "E-1" Drive-In Shop District (S.W. corner of Thomas and N. East Streets), be granted.

Motion carried.

Mr. Arnold Sprayman appeared before the Commission to point out the need for parking in the shopping center at Mt. Hope and Alpha Streets. It was moved by Com. Teel, supported by Com. Leadley, that we recommend to the City Council that the petition by Edelson Realty Co. to rezone the east 94 feet of Lots 44 and 45, all of Lot 46, and W. 99 feet of Lot 47, Assessor's Plat No. 44 (N.W. corner of Alpha and McKim Streets) from "A" One-Family Residence District to "J" Parking District, be granted.

It was moved by Com. Crego, supported by Com. Brisbin, that this petition be tabled until the next meeting.

Motion carried.

Mr. Albert Elsesser explained the proposed building program of the American State Bank at the N.E. corner of Fairview and E. Michigan Avenues. It was moved by Com. Brisbin, supported by Com. Bradshaw, that we recommend to the City Council, that the petition by the American State Bank to rezone Lot 72, Columbia Park Sub. (112 N. Fairview Avenue) from "B" One-Family Residence District to "E-1" Drive-In Shop District be granted.

Motion carried.

It was moved by Com. Teel, supported by Com. Crego, that the petition by H. T. Graham to rezone property commencing 829 feet north of south one-eighth ($\frac{1}{8}$) line of southeast one-quarter ($\frac{1}{4}$) Section 33, T4N, R2W, on west line of S. Cedar Street, thence west 169.7 feet, north 48 feet, east 169.7 feet, south to beginning on southeast one-quarter ($\frac{1}{4}$) of Section 33 (4408 S. Cedar Street) from "A" One-Family Residence District to "C" Two-Family Residence District be tabled until the present use of the property can be checked.

Motion carried.

A representative of the Standard Oil Co. explained their proposed building plan on property owned by Garold M. Kinch in the 3300 block of S. Cedar Street. It was moved by Com. Thornton, supported by Com. Oswald, that we recommend to the City Council that the petition by Garold M. Kinch to rezone Lots 45, 46 and 47, Cedarbrook Sub. (3300 block S. Cedar Street) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be granted, provided the east 20 feet of this property be deeded to the City for alley purposes.

Motion lost.

A letter from the Community Services Council regarding appointment of delegates for the year beginning June 1, 1954, was read. It was moved by Com. Teel, supported by Com. Crego, that Commissioner Brisbin be the Commission's delegate and the Director be the staff delegate to the Community Services Council.

Motion carried.

A letter from Mr. Hubert Eddy was read and placed on file.

The meeting adjourned at 11:00 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, June 3, 1954

June 3, 1954
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—9.

Ald. Kowalski and Stabler (Council Committee).

Absent—None.

Ald. Sidwell (Council Committee).

The proceedings of the regular meeting of May 6, 1954, were approved.

The Director reported that the Off-Street Parking Survey in the Outlying Areas is being assembled and copies will be mailed, if at all possible, to the members of the Commission before the July meeting.

An overall Fire Station Program in the south end of the City was presented with the aid of diagrams shown on a screen. Chief Decker explained the thinking of the Police and Fire Board. It was moved by Com. Froh, supported by Com. Teel, that this Commission meet with the appropriate officials of the Police and Fire Departments for joint consideration, with a report back to the Commission.

Motion carried.

The Director reported on his findings in connection with a consultant for our Master Plan work. It was moved by Com. Bradshaw, supported by Com. Froh, that the Chairman refer the matter to a committee.

Motion carried.

A tentative plat for Pleasant Ridge Sub. No. 2 was submitted by Mr. and Mrs. Donald McKim. It was moved by Com. Froh, supported by Com. Teel, that the plat be tentatively approved, subject to review and suggestions by the Streets Committee of the Commission.

Motion carried.

It was moved by Com. Teel, supported by Com. Leadley, that we recommend to the City Council that the petition by James K. Jessop to rezone Lots 118, 119, 120, & 121—Maple Hill Sub. (4113 S. Cedar Street) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be granted to place this property in conforming use.

Motion carried.

It was moved by Com. Teel, supported by Com. Bradshaw, that we recommend to the City Council that the petition by Edelson Realty Co. to rezone the E. 94 feet of Lots 44 & 45, all of Lot 46, and the W. 99 feet of Lot 47, Assessor's Plat No. 44 (N.W. corner of Alpha and McKim Streets) from "A" One-Family Residence District to "J" Parking District, be not granted because no plans for its development have been submitted.

Motion carried.

It was moved by Com. Teel, supported by Com. Brisbin, that we recommend to the City Council that the petition by H. T. Graham to rezone property commencing 829 feet north of south one-eighth ($\frac{1}{8}$) line of southeast one-quarter ($\frac{1}{4}$) Section 33, T4N, R2W, on west line of South Cedar Street, thence west 169.7 feet, north 48 feet, east 169.7 feet, south to beginning on southeast one-quarter ($\frac{1}{4}$) of Section 33 (4408 S. Cedar Street) from "A" One-Family Residence District to "C" Two-Family Residence District, be granted; and that property commencing 877 feet north of the south one-eighth ($\frac{1}{8}$) line of the S.E. $\frac{1}{4}$ of Section 33, T4N, R2W, on the west line of S. Cedar Street, thence north to the south line of Lot 19, Replat of Supervisor's Plat of Cavanaugh Road,

thence west 169.7 feet, thence south to a point 877 feet north of the south $\frac{1}{4}$ line of the S.E. $\frac{1}{4}$ of Section 33 and 169.7 feet west of the west line of S. Cedar Street, thence east 169.7 feet to point of beginning, also be rezoned from "A" One-Family Residence District to "C" Two-Family Residence District.

Motion carried.

The Zoning Committee reported on the St. Lawrence Hospital property in the 1200 block of W. Saginaw Street. No action was taken, and the matter was left with the Zoning Committee.

Mr. Phil Pittenger appeared before the Commission and presented his plan for a dry cleaning establishment, including parking area for 6 or 7 cars on the rear of the property. It was moved by Com. Froh, supported by Com. Brisbin, that we recommend to the City Council that the petition by Phil Pittenger to rezone Lots 4 & 5, Assessor's Plat No. 6 (1915 N. Larch Street) from "C" Two-Family Residence District to "H" Light Industrial District, be granted.

Motion carried.

Mr. Marvin Lieberman of the Leeland Steel & Iron Co. presented a plot plan of their property at the east end of Harris Street and explained the use being made of it. It was moved by Com. Teel, supported by Com. Crego, that we recommend to the City Council that the petition by Leeland Steel & Iron Co. to rezone property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point 102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the N.W. corner of Lot 32, Banghart Sub., thence east 41 feet to point of beginning (north of the 900 block of Banghart Street) be not granted because there is still sufficient industrial property for truck parking.

Motion carried.

It was moved by Com. Teel, supported by Com. Thornton, that we recommend to the City Council that the petition by G. B. Paine to rezone the south 120.3 feet of the north 320.3 feet of Lot 39, Assessor's Plat No. 11 (1512 Sunset Avenue) from "A" One-Family Residence District to "G-2" Wholesale District, be granted because this is in line with the overall program in this area.

Motion carried.

Mr. H. C. McCally, Branch Manager of the Pure Oil Co., appeared before the Commission to outline the type of gasoline filling station they desire to erect at the S.W. corner of Nipp Avenue and W. Main Street. It was moved by Com. Teel, supported by Com. Froh, that we recommend to the City Council that the petition by the Pure Oil Co. to rezone Lots 47 & 48,

Taylor's Riverview Sub. No. 1 (S.W. corner of Nipp Avenue and W. Main Street) from "B" One-Family Residence District to "E-1" Drive-In Shop District, be not granted because this is now a predominantly residential area, and the Commission considers that it should continue to be zoned residential.

Motion carried.

Mr. Clay Campbell, attorney, appeared before the Commission to discuss the petition for rezoning property at the S.W. corner of S. Cedar Street and Isbell Street from "C" Two-Family Residence District to "F" Commercial District. This petition had been referred back to the City Plan Commission by the City Council. It was moved by Com. Crego, supported by Com. Bradshaw, that the petition by Said N. Corey to rezone all that part of Lots 53, 54 & 55, Reo Park Addition, lying west of the west line of U.S. 127 (Cedar Street) (1700 block of S. Cedar Street) from "C" Two-Family Residence District to "F" Commercial District, be tabled.

Motion carried.

It was moved by Com. Froh, supported by Com. Oswald, that we inform the City Council that it has not been possible to find anything further to report in connection with our recommendation that Lots 45, 46 & 47, Cedarbrook Sub. (3300 block of S. Cedar Street), owned by Garold M. Kinch, remain in their present zoning classification.

Motion carried.

It was moved by Com. Teel, supported by Com. Leadley, that we send a communication to the City Council advising them that the property which borders on the west side of the New York Central Railway north from Willow Street, the contemplated use of which as a disposal unit for scrap metal was protested by property owners on Sunset Avenue and adjoining properties is, and has been for many years, zoned for such use.

Motion carried.

Enforcement of and possible changes in the "J" Parking Section of the Zoning Ordinance was briefly discussed and referred to the Ordinance Committee.

It was moved by Com. Froh, supported by Com. Teel, that the matter of determining final dates for filing petitions for rezoning, plats, etc., before the meeting of the City Plan Commission be made an order of business at the next meeting.

Motion carried.

The meeting adjourned at 12:00 midnight.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, July 1, 1954

July 1, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obrecht, Oswald, Teel and Thornton—9.

Absent—None.

Ald. Kowalski, Sidwell and Stabler (Council Committee).

The proceedings of the regular meeting of June 3, 1954, were approved.

Chairman Obrecht reported that it has not been possible to arrange a meeting with representatives of the Police and Fire Board regarding the relocation of the No. 5 Fire Station and that it is expected that such a meeting will be held before the August meeting of the City Plan Commission.

Chairman Obrecht appointed the following to act as a personnel committee: Mayor Crego, Chairman; Ald. Bradshaw, and Com. Obrecht. It was moved by Com. Froh, supported by Com. Oswald, that the committee be approved.

Motion carried.

Com. Froh, Chairman of the Committee on Ordinances and Charter, reported on a proposed article for submission to the Charter Study Commission for their consideration for inclusion in the new City Charter. After some discussion, it was moved by Com. Froh, supported by Com. Teel, that this Commission notify the City Council of its intention to recommend to the City Charter Study Commission, in response to the request of the Charter

Study Commission, the attached proposal for its inclusion in the City Charter and invite the Council, as a whole or as individuals, if they desire, to return it with their views on the subject for consideration at the next meeting.

Motion carried.

The Chairman, Com. Obrecht, called for questions regarding the Off-Street Parking Survey of Outlying Areas. Since a number of the members had not had an opportunity to study the report, it was moved by Com. Froh, supported by Com. Oswald, that the report be tabled for study and consideration at the next meeting.

Motion carried.

After some discussion regarding the length of the City Plan Commission meetings, it was moved by Com. Froh, supported by Com. Brisbin, that hereafter this Commission hold two meetings per month, the first meeting to be on the first Thursday of the month for consideration of requests for rezoning, and the second meeting of the month on the third Thursday of the month to conduct the planning business of the Commission.

Motion carried.

It was moved by Com. Oswald, supported by Com. Brisbin, that all matters for consideration of the City Plan Commission at a given meeting be submitted not later than the second Monday before the meeting.

Motion carried.

A tentative plat for Penn-Way Sub. No. 1 was submitted by Mr. and Mrs. Donald McKim. It was moved by Com. Oswald, supported by Com. Crego, that the plat be tentatively approved.

Motion carried.

It was moved by Com. Oswald, supported by Com. Leadley, that we concur in the

action of the City Council in vacating that part of the alley in Block 2, Rumsey's Michigan Avenue Addition, lying north of the north line of Lots 9 & 20.

Motion carried.

It was moved by Com. Oswald, supported by Com. Leadley, that we recommend to the City Council that Euclid Place, running between Pennsylvania Avenue and Bement Street, be not abandoned at this time because it may be needed as part of a radial highway to the southeast and is used as a cut-off between Hosmer Street and Pennsylvania Avenue.

Motion carried.

Mr. John Anthony appeared before the Commission in behalf of his petition for rezoning property at 800 W. Saginaw Street. It was moved by Com. Teel, supported by Com. Oswald, that the petition by John Anthony to rezone Lot 4, Englewood Park Addition (800 W. Saginaw Street) from "C" Two-Family Residence District to "F" Commercial District, be tabled until a development program, including a parking area, can be worked out.

Motion carried.

It was moved by Com. Thornton, supported by Com. Bradshaw, that we recommend to the City Council that the petition by Auto-Owners Insurance Co. to rezone the west 2 rods of Lot 5 and the west 72 feet of Lot 6, Block 138, from "E" Apartment-Shop District to "J" Parking District, and the east 2 rods of Lot 8, and all of Lot 7, Block 138, from "D" Apartment District to "J" Parking District (310, 316, and 326 W. Lenawee Street) be granted.

Motion carried.

It was moved by Com. Teel, supported by Com. Froh, that we recommend to the City Council that the petition by Roderick A. McLean to rezone Lots 36 & 37, F. L. Dodge Sub., from "C" Two-Family Residence District to "E-1" Drive-In Shop District, and the west 15 feet of Lots 38 & 39, F. L. Dodge Sub., from "A" One-Family Residence District to "E-1" Drive-In Shop District (1600 block N. Grand River Avenue) be not granted because of the traffic hazard which would be caused by a business in this congested traffic area.

Motion carried.

It was moved by Com. Teel, supported by Com. Bradshaw, that we recommend

to the City Council that the petition by Arthur H. Klepper to rezone Lot 42, Northlawn Sub. (700 block of Call Street, north side) from "B" One-Family Residence District to "J" Parking District, be granted.

Motion carried.

Attorney Harry Hubbard and Architect Clark Ackley appeared before the Commission in favor of the petition by the McLaughlin Osteopathic Hospital to rezone property at 578 E. Mt. Hope Avenue. Petitions bearing 346 names of residents of the area, half of which were within a 300 foot radius of the petitioners' property, protesting the rezoning, were presented. Mr. John Vaughn, 567 Riley St.; Mr. Clayton Voss, 630 Riley St.; Mr. Charles Mautz, 2110 Grant St.; Mr. Thomas Grant, 2119 Grant St.; Mrs. Elsie A. Sargent, 555 Riley St.; Mr. Donald Howland, 2124 Grant St.; Mr. C. A. Jackson, 2221 Grant St.; Mr. Paul Nordgren, 2114 Grant St.; Mr. Henry Novakoski, 2217 Grant St.; Mr. Ralph Danielson, 1920 Ray St.; and Mr. Allen Bart, 611 Pacific Parkway, spoke in opposition to the rezoning, pointing out that if this petition were granted it would cause more traffic congestion, there would be more noise, and that there is insufficient area for the expansion of the hospital and for the movement of emergency vehicles. It was also pointed out that additional play area is desirable in this area. It was moved by Com. Oswald, supported by Com. Froh, that we recommend to the City Council that the petition by McLaughlin Osteopathic Hospital to rezone property commencing 4 rods west of the N.W. corner of Lot 1 of McKim's Sub., thence south 700.8 feet to the S.W. corner of McKim's Sub., thence west along the north line of Fairfield Sub. 164.7 feet, thence north 703.3 feet to Mt. Hope Avenue to point 165 feet west of the point of beginning, thence east to the point of beginning (578 E. Mt. Hope Avenue) from "B" One-Family Residence and "C" Two-Family Residence Districts to "D" Apartment District, be not granted, because the property has insufficient area for a hospital.

Motion carried.

A letter from Attorney Archie C. Fraser representing Leeland Steel & Iron Co., whose petition to rezone their property north of the 900 block of Banghart Street was referred back to the City Plan Commission for further study, by the City Council, was read. In accordance with the request in this letter, it was moved by Com. Teel, supported by Com. Oswald, that the petition by Leeland Steel & Iron Co. to rezone their property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point 102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the S.W. corner of Lot 32, Banghart Sub., thence east 41 feet

to point of beginning (north of the 900 block of Banghart Street) from "B" One-Family Residence District to "J" Parking District, be tabled until Mr. Fraser can appear before the Commission.

Motion carried.

It was moved by Com. Brisbin, supported by Com. Oswald, that the purchase of a new typewriter be approved.

Motion carried.

It was moved by Com. Froh, supported by Com. Brisbin, that the annual dues of the Commission members and staff to the M.S.P.O. be paid.

Motion carried.

At the request of Attorney Clay Campbell, representing Said N. Corey, it was

moved by Com. Froh, supported by Com. Crego, that the petition by Said N. Corey to rezone all that part of Lots 53, 54 & 55, Reo Park Addition lying west of the west line of U.S. 127 - Cedar Street (1700 block of S. Cedar Street) from "C" Two-Family Residence District to "T" Commercial District, be taken from the table.

Motion carried.

After some discussion, it was moved by Com. Crego, supported by Com. Froh, that this petition again be tabled for 30 days.

Motion carried.

The meeting adjourned at 11:30 p.m.

VICTOR G. LEYRER,

Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Aug. 5, 1954

August 5, 1954.

City Hall Annex,

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Bradshaw, Brishin, Crego, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—9.

Absent—None.

Alderman Stabler, (Council Committee).

The proceedings of the regular meeting of July 1, 1954, were approved.

Mr. E. F. Benson appeared before the Commission in favor of the petition by Ed's Refinery Stations, Inc. to rezone property at 3601 S. Cedar St. It was moved by Com. Froh, supported by Com. Bradshaw, that we recommend to the City Council that the petition by Ed's Refinery Stations, Inc., to rezone Lots 11, 12, & 13, Glendale Sub., (3601 S. Cedar St.) from "A" One Family Residence District to "E-1" Drive-In Shop District, be granted.

Motion carried.

Attorney Everett R. Trebilcock appeared before the Commission in favor of the petition by the owners to rezone property in the 1600 Block of N. Grand River Ave. It was moved by Com. Froh, supported by Com. Crego, that the petition to rezone Lots 36, 37, 38, & 39, Frank L. Dodge Sub., (1600 Block of N. Grand River Ave.) from "A" One Family and "C" Two Family Residence Districts to "H" Light Industrial District, be tabled for 30 days.

Motion carried.

It was moved by Com. Froh, supported by Com. Bradshaw, that we recommend

to the City Council that the petition by Poxson Homes, Inc. to rezone commencing at a point 1376.39 ft. East of the S.W. Corner of Sec. 27, T4N, R2W, formerly Twp. of Lansing, now City of Lansing, Ingham Co., Mich., running thence East 396.46 ft. to the Westerly line of the Consumer Power Co. right-of-way, thence North 13° 34' West 1451.58 ft., thence North 16° 31' West 138.48 ft., thence South 89° 42' West 16.87 ft., thence South 0° 1' East 1544.5 ft. to point of beginning, (3100, 3200, & 3300 Blocks of S. Pennsylvania Ave.) from "G" Business District to "G-2" Wholesale District, be not granted until there are more definite plans for its development.

Motion carried.

Mr. John Anthony appeared before the Commission and advised them that it is his intention to withdraw his petition to rezone property at 800 W. Saginaw St. because it would not be usable for his purposes even though it were rezoned. It was moved by Com. Teel, supported by Com. Leadley, that the petition by John Anthony to rezone Lot 4, Englewood Park Addition, (800 W. Saginaw St.) from "C" Two Family Residence District to "F" Commercial District be returned to the City Council without action because the petitioner desires to withdraw the petition.

Motion carried.

Attorney Archie C. Fraser appeared before the Commission in favor of the petition by Leeland Steel & Iron Co. to rezone property North of the 900 Block of Banghart St. It was moved by Com. Froh, supported by Com. Teel, that the petition by Leeland Steel & Iron Co. to rezone their property beginning at a point 50 ft. North of the S. E. Corner of Lot 32, Banghart Sub., thence North to a point 102.5 ft. North of the N.E. Corner of Lot 32, Banghart Sub., thence West 41 ft., thence South to a point 50 ft. North of the S.W. Corner of Lot 32, Banghart Sub., thence East 41 ft. to point of beginning, (North of the 900 Block of Banghart St.) from "B" One Family Residence District

to "J" Parking District, be tabled for 30 days to amend the petition.

Motion carried.

It was moved by Com. Teel, supported by Com. Bradshaw, that the petition by Said N. Corey to rezone all that part of Lots 53, 54, & 55, Reo Park Addition, lying West of the West line of U.S. 127—Cedar St., (1700 Block of S. Cedar St.) from "C" Two Family Residence District to "F" Commercial District, again be tabled.

Motion carried.

Mr. R. A. Palizzi of the Standard Oil Co. appeared before the Commission to discuss the deeding of alley and highway widening right-of-way at the S.W. Corner of Main and Logan Streets.

No action was taken.

It was moved by Com. Thornton, supported by Com. Crego, that we recommend to the City Council that the plat of Pleasant Ridge Sub. No. 2 be approved.

Motion carried.

It was moved by Com. Brisbin, supported by Com. Teel, that we recommend to the City Council that the plat of Penn-Way Sub. No. 1 be approved.

Motion carried.

Six members of the Board of Police and Fire Commissioners attended the meeting in response to the invitation of the City Plan Commission. Locations for the relocation of the No. 5 Fire Station were discussed at considerable length. After hearing the views of members of both Commissions, it was moved by Com. Froh, supported by Com. Bradshaw, that the subject of the location of the fire station in the S.W. Section of Lansing be studied by the staff and be reported on to this Commission at the first meeting in September.

Motion carried.

The meeting was adjourned at 12:30 A.M.

VICTOR G. LEYERER,

Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Aug. 19, 1954

August 19, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 p.m.

ROLL CALL

Present—Coms. Brisbin, Froh, Leadley, Obrecht, Teel, and Thornton—6.

Absent—Coms. Bradshaw, Crego and Oswald—8.

Absent—Ald. Kowalski, Sidwell, and Stabler (Council Committee).

The proceedings of the regular meeting of August 5, 1954, were approved.

A proposal for the development of the area around and the disposition of park property on W. Saginaw Street known as the Veterans' Housing Unit was discussed at some length. It was moved by Com. Froh, supported by Com. Teel, that this matter be tabled to the meeting of Sept. 2, 1954, to permit further over-all study of this area.

Motion carried.

Com. Froh, Chairman of the Committee on Ordinances and Charter, reported that the Committee recommends that the attached proposed article for inclusion in the revised charter be approved and forwarded to the Charter Study Commission. It was moved by Com. Froh, supported by Com. Teel, that the recommendation of the Committee be adopted.

Motion carried.

The Off-Street Parking Survey for Outlying Areas was briefly discussed. It was moved by Com. Brisbin, supported by

Com. Thornton, that we forward this study of the problems of off-street parking to the Municipal Parking Authority Commission for their consideration.

Motion carried.

The extension of Julia Street was discussed, and it was suggested that a street layout of the entire area be made.

A letter from Lee and Kenneth Black, architects, regarding the needs and site for a new public library was read. After considerable discussion, it was moved by Com. Froh, supported by Com. Teel, that a letter be written advising that the City Plan Commission has not picked a site for a new library, and that the Director be instructed to invite the Messrs. Black to discuss this matter and attend our meeting on Sept. 16, 1954, and that the Board of Education also be invited to attend this meeting.

Motion carried.

The Chairman reviewed the item in the minutes of July 1, 1954, regarding meetings on the third Thursday of the month for planning purposes. It was moved by Com. Froh, supported by Com. Teel, that the Chairman, or in his absence the Vice-Chairman, approve the inclusion of all business for the meetings referred to in the motion which has been read.

Motion carried.

It was moved by Com. Thornton, supported by Com. Brisbin, that the Chairman and the Director look into the matter of getting an opaque projector.

The meeting adjourned at 10:03 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Sept. 2, 1954

September 2, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Froh, Leadley, Obrecht, Oswald, and Thornton—7.

Present—Ald. Kowalski and Stabler (Council Committee).

Absent—Coms. Crego and Teel—2.

Absent—Ald. Sidwell (Council Committee).

The proceedings of the regular meeting of August 19, 1954, were approved.

It was moved by Com. Froh, supported by Com. Leadley, that we recommend to the City Council that the petition by Shell Oil Co. to rezone the north 38½ feet of the east 99 feet of Lot 12, Block 15 (1109 N. Larch Street) from "C" Two-Family Residence District to "J" Parking District, be granted.

Motion carried.

It was moved by Com. Thornton, supported by Com. Leadley, that we recommend to the City Council that the petition by the Methodist Union of Greater Lansing to rezone property commencing 912.3 feet south of the intersection of the west line of Pennsylvania Avenue and the south line of Cavanaugh Road at the intersection of the north line of Julia Street, if extended, thence south 250 feet, thence west 326.67 feet to the center of proposed street, thence north 250 feet to the north line of Julia Street, if extended, thence east to the place of beginning (4600 block of S. Pennsylvania Avenue), from "A" One-Family Residence District to "B" One-Family Residence District, be granted, provided that the north 50 feet and the west 30 feet of this prop-

erty be deeded to the City for street purposes.

Motion carried.

It was moved by Com. Froh, supported by Com. Thornton, that we recommend to the City Council that the petition by R. B. McPherson to rezone property beginning at the S.E. corner of Lot 6, thence southwesterly to a point on the south line of Lot 11, 54.5 feet east of the S.W. corner of Lot 11, thence southeasterly to a point on the northerly line of Inverness Avenue, 94 feet from the southernmost point of Lot 12, thence northeasterly along said line of Inverness Avenue to the point of intersection of the west line of a public alley, thence north along the west line of said alley to the point of beginning, all within the replatted area of McPherson's Inverness Sub., City of Lansing, Michigan (200 block of Verlinden Avenue), from "B" One-Family Residence District to "F" Commercial District, be granted to square out the commercial property to the relocated alley.

Motion carried.

Albert J. McClure, 917 Banghart Street; Otis Truman, 925 Banghart Street; Mrs. Dendem, 837 Harris Street; Mrs. Herbert DeCess, 921 Banghart Street; Don McCurren, 825 Harris Street; James Cassidy, 903 Banghart Street; Charles E. Dickinson, 843 Harris; and Mrs. Neil Hudson, 833 Harris Street, appeared before the Commission to protest the unsightliness, trucking, burning, noise, odor, and smoke of the junk yard operated by Leeland Steel & Iron Co. at the east end of Harris Street. Attorney Archie C. Fraser appeared before the Commission in favor of the petition for the rezoning of a part of this property with suggestions for amending the original petition. After a lengthy discussion, it was moved by Com. Thornton, supported by Com. Froh, that the petition be tabled to the meeting of October 7, 1954.

Motion carried.

Attorney Trebilcock appeared before the Commission in favor of the tabled petition to rezone property in the 1600 block

of N. Grand River Avenue from "C" Two-Family District and "A" One-Family Residence District to "H" Light Industrial District. After some discussion, it was moved by Com. Brisbin, supported by Com. Bradshaw, that we recommend to the City Council that the petition to rezone Lots 36, 37, 38 and 39, Frank L. Dodge Sub. (1600 block of N. Grand River Avenue) from "C" Two-Family Residence and "A" One-Family Residence Districts to "H" Light Industrial, be granted.

Motion lost.

It was then moved by Com. Froh, supported by Com. Oswald, that we recommend to the City Council that this petition be not granted because the requested rezoning would be incompatible to existing residential zoning to the north and east; a gas station near a curve and on an incline on a highway which will carry an increasing volume of traffic, would be a traffic hazard generator; and no over-all development program for the platted but undeveloped property in this area has been submitted.

Motion carried.

A proposal for the development of the area around and the disposition of park property on W. Saginaw Street, known as the Veterans' Housing Unit, was discussed at some length. It was moved by Com. Thornton, supported by Com. Brisbin, that we recommend to the City Council the transfer of the east 60 feet of property commencing at a point 33 feet south and 72.1 feet east of the N.W. corner of Section 17, T4N, R2W, Lansing Township, Ingham County, Michigan, thence east 146.5 feet, thence south 0° 26' east 483.3 feet, thence west 150.5 feet, thence north 0° 7' west 483.3 feet to place of beginning; and that the plan as developed by

the staff of the City Plan Commission be transmitted to the City Council, together with the recommendation that if the balance of this land now owned by the City is not used for a park, the property be used as shown on this plan or a similar plan be adopted.

Motion carried.

After some discussion regarding the Todd Avenue site as a location for a new fire station, it was moved by Com. Froh, supported by Com. Oswald, that a communication be sent to the City Council notifying them that the City Plan Commission does not approve the Todd Avenue site now owned by the City for a new fire station for the following reasons: (1) That the Todd Avenue site does not adequately cover the area in the event of future annexations; (2) The Todd Avenue site would be outside of the three-quarter mile high density range of the John Bean Co. and other industries in that area as recommended by the National Board of Fire Underwriters; (3) The Todd Avenue site would not cover the Colonial Village Subdivision; (4) If the Todd Avenue site is used, eventually there would need to be 2 additional sites; whereas, by proper location of a new station, one additional site will be enough.

Motion carried.

Chairman Obrecht reported on the cost of the Opaque Projector. No action was taken.

The meeting adjourned at 12:15 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Sept. 30, 1954

September 30, 1954,
City Hall Annex,
Lansing, Michigan.

The postponed regular meeting of September 16, 1954, was called to order by the Chairman, Sam Obrecht, at 7:30 p.m.

ROLL CALL

Present—Commissioners Brisbin, Froh, Leadley, Obrecht, Oswald, Crego, and Thornton—7.

Alderman Kowalski. (Council Committee.)

Absent—Commissioners Bradshaw and Teel—2.

Aldermen Sidwell and Stabler. (Council Committee.)

The proceedings of the regular meeting of September 2, 1954, were approved.

Alderman Kowalski presented facts and figures regarding various opaque projectors for the use of the City Plan Commission. It was moved by Commissioner Froh, supported by Commissioner Leadley, that the Chairman appoint a committee of three to arrange for the purchase of this equipment, with power to act.

Motion carried.

The Director reported that the matter regarding a library site, which was to have been a matter of business for this meeting, had to be postponed at the request of the Board of Education due to unavoidable circumstances in their organization and that the matter be referred to the Commit-

up at the regular meeting of October 21, 1954.

The "J" Parking Section of the Zoning Ordinance was discussed regarding its legal aspects. It was moved by Commissioner Froh, supported by Commissioner Brisbin, that the matter be referred to the Committee on Ordinances for further study and consultation with the City Attorney.

Motion carried.

The Director reported on his telephone conversation with Ladislav Segoe, Planning Consultant.

Drawings of possible development of the Vocational School Site when, and if, it may be acquired by the City of Lansing were shown and discussed.

Drawings of possible development of the Vandervoort Farm when, and if, it is platted were shown and discussed.

Several other items of interest to the Commission were discussed.

It was moved by Commissioner Froh, supported by Commissioner Brisbin, that the Secretary request the City Attorney to give a written opinion regarding certain phases of Section 7 of the City Plan Ordinance No. 124, being the Ordinance creating the City Plan Commission, relative to the responsibility of the Plan Commission.

Motion carried.

The meeting adjourned at 10:30 p.m.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Oct. 7, 1954

October 7, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—9.

Ald. Kowalski, Sidwell and Stabler.—(Council Committee).

The proceedings of the postponed regular meeting of Sept. 30, 1954, were approved.

Mr. Cochrane, representing Plywood Sales Co., prospective purchaser, explained the proposal for wholesale buildings to the Commission, showing that the south line of the property and buildings would be directly opposite the center line of Alden Drive. After discussing the possibility of a roadway from Pennsylvania Avenue to the warehouse area at the south end of Alpha Street, it was moved and supported that the petition by Plywood Sales Co. to rezone property commencing at a point 1376.39 feet east of the S.W. corner of Sec. 27, T4N, R2W, formerly Twp. of Lansing, now City of Lansing, Ingham County, Mich., running thence east 396.46 feet to the westerly line of the Consumers Power Co. right-of-way, thence north 13° 34' west 1451.58 feet, thence north 16° 31' west 138.48 feet, thence south 89° 42' west 16.87, thence south 0° 1' east 1544.5 feet to point of beginning (3100 block of S. Pennsylvania Avenue) from "G" Business District to "G-2" Wholesale District, be tabled until the staff can determine the location of the right-of-way across the Michigan Central Railroad to the south of this area.

Motion carried.

It was moved and supported that the petition by James Payne to rezone property commencing at the S.E. corner of Lot 9, Ellendale Sub., thence north 90 feet, more or less, to the south line of the right-of-way of the cut-off from W. St. Joseph Street to W. Main Street, thence southwesterly along said cut-off to the intersection of the south line of the cut-off with the west line of Lot 7, Ellendale Sub., thence south to the S.W. corner of Lot 7, Ellendale Sub., thence east to point of beginning (2200 block of W. St. Joseph Street), from "B" One-Family Residence District to "H" Light Industrial District, be tabled until the street through this block is completed.

Motion carried.

Mr. Ralph K. Skidmore and Mr. Fred Vorn, owner and prospective purchaser of property at the S.E. corner of Cavanaugh Road and S. Cedar Street, discussed proposed building plans for an accountant's office for 20 employees, with off-street parking lot, with the Commission. It was moved and supported that we recommend to the City Council that the west 29 feet and the east 63 feet of Lot 1 and the north 37 feet of Lot 2, Orchard Gardens Plat (S.E. corner of S. Cedar Street and Cavanaugh Road) be rezoned from "A" One-Family Residence District to "J" Parking District, and that the balance of this property be rezoned from "A" One-Family Residence District to "F" Commercial District.

Motion carried.

It was moved and supported that we recommend to the City Council that the east 120 feet of Lot 13, Jessop's Home Gardens (3818 S. Cedar Street) be rezoned from "A" One-Family Residence District to "F" Commercial District, and that the west 44 feet of the east 164 feet of this property be rezoned from "A" One-Family Residence District to "J" Parking District, provided the west 20 feet of this property is deeded to the City for alley purposes.

Motion carried.

Mr. Harry Thompson of the Lansing Farm Products Co. discussed with the

Commission the type of building and development proposed at the N.E. corner of Cawood and Saginaw Streets. It was moved and supported that we recommend to the City Council that the south 50 feet of Lots 3 & 4, Assessor's Plat of Saginaw Park (N.E. corner of Cawood and Saginaw Streets) be rezoned from "B" One-Family Residence District to "J" Parking District, and that the north 50 feet of this property be rezoned from "B" One-Family Residence District to "E-1" Drive-In Shop District.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Lansing Farm Products Co. to rezone Lots 3 & 4, Assessor's Plat of Saginaw Park (N.E. corner of Cawood and Saginaw Streets) from "B" One-Family Residence District to "E-1" Drive-In Shop District, be not granted.

Motion carried.

It was moved and supported that we rescind the action of the previous motion.

Motion carried.

Com. Froh arrived.

It was moved and supported that the petition by Lansing Farm Products Co. to rezone Lots 3 & 4, Assessor's Plat of Saginaw Park (N.E. corner of Cawood and Saginaw Streets) from "B" One-Family Residence District to "E-1" Drive-In Shop District, be tabled for 30 days.

Motion carried.

A letter from Mr. Archie C. Fraser, attorney for Leeland Steel & Iron Co., asking for postponement of any action on their petition to rezone property north of the 900 block of Banghart Street, was

read. It was moved and supported that the request of the attorney be granted.

Motion carried.

It was moved and supported that this matter be referred back to the Zoning Committee for further study.

Motion carried.

Mr. Frank Palmer, 1800 Inverness Avenue; Mr. William Porter, 1617 Forbes Street; Mr. Fred Cross, 1707 W. Ottawa Street; Mrs. Kaplanis, 1320 W. Ottawa Street, appeared before the Commission to ask that the petition by R. B. McPherson, to rezone property in the 200 block of Verlinden Avenue, east side, from "B" One-Family Residence District to "F" Commercial District, be not granted, pointing out that rezoning of this piece of property would be detrimental to their properties and that there is no need for any more commercial property in that area, and if the property is left in residential zoning, it will keep anyone from buying the commercial property along Verlinden Avenue. It was moved and supported that we recommend to the City Council that the petition by R. B. McPherson to rezone the property beginning at the S.E. corner of Lot 6, thence southwesterly to a point on the south line of Lot 11, 54.5 feet east of the S.W. corner of Lot 11, thence easterly to a point on the northerly line of Inverness Avenue 94 feet from the southernmost point of Lot 12, thence northeasterly along said line of Inverness Avenue to the point of intersection of the west line of a public alley, thence north along the west line of said alley to the point of beginning, all within the replatted area of McPherson's Inverness Sub., City of Lansing, Michigan (200 block of Verlinden Avenue, east side), be not granted because there are no definite plans for the development of the balance of the lots.

Motion carried.

The meeting adjourned at 11:30 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Oct. 21, 1954

October 21, 1954
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Coms. Brisbin, Froh, Leadley, Obrecht, Oswald, Teel, and Thornton—7.
Ald. Kowalski (Council Committee).

Absent—Coms. Bradshaw and Crego—2.
Ald. Sidwell and Stabler (Council Committee).

The proceedings of the regular meeting of October 7, 1954, were approved.

A letter from the City Attorney, Charles P. VanNote, regarding Section 7 of Ordinance No. 124, was read. It was moved and supported that the Secretary be instructed to write to the Board of Education for the Commission enclosing a copy of the City Attorney's letter and asking for their compliance with the provisions of the Ordinance.

Motion carried.

A letter of resignation as Planning Engineer from J. Martin Frissel was read. It was moved and supported that the resignation be accepted and a letter of appreciation for past services be sent.

Motion carried.

A letter from Ladislav Segoe, Planning Consultant of Cincinnati, Ohio, advising the Commission that he would meet with them on Wednesday, October 27, 1954, was read. It was suggested that a letter be mailed to each member of the City Council setting forth the purpose of this meeting and inviting them to attend this meeting.

A letter from the Lansing Charter Commission, inviting the members of the City Plan Commission to their meeting on Tuesday, October 26, 1954, was read. It was moved and supported that the invitation be accepted.

Motion carried.

The Director reported that the matter regarding a library site, which was to have been a matter of business for this meeting, had to be postponed at the request of the Board of Education due to unavoidable circumstances in their organization and that this matter would probably be taken up at the regular meeting of November 18, 1954.

The revision of the "J" Parking Section of the Zoning Ordinance was again discussed and referred back to the Ordinance Committee. It was suggested that when the Committee again meets on this matter that the balance of the membership of the Commission, the City Attorney, and the Building Commissioner meet with the Committee.

An addition to Section 19 of the Zoning Ordinance was briefly discussed. It was moved and supported that this matter be referred to the Ordinance Committee.

Motion carried.

The Director reported on the information at hand, to date, on an opaque projector, and the matter was referred to committee.

The Director called to the attention of the Commission the recommendation by the Traffic Commission to the City Council that the City-owned property on the N.E. corner of Westmoreland and Saginaw Streets be referred to the Parking Authority Commission. This was then referred to the City Plan Commission and tabled until a study could be made of the overall parking needs of the city. It was moved and supported that the City Council be notified that in our judgment it is a matter that falls in the jurisdiction of the Parking Authority Commission.

Motion carried.

It was moved and supported that it is the opinion of this Commission that if a tentative plat of Walter Holmes Road Sub. No. 2, as shown on the drawing without the extension of Virginia Street is submitted, it will receive favorable consideration.

Motion carried.

A drawing of a possible development plan for the property on the east side of the 3100, 3200, and 3300 blocks of S. Pennsylvania Avenue and the Wholesale Area to the south was shown and discussed. It was moved and supported that this plan, including the written explanation by the staff, be accepted and deeds for 40-foot access roadways be requested when the property is developed.

Motion carried.

The meeting adjourned at 9:45 P.M.

VICTOR G. LEYERER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Nov. 4, 1954

November 4, 1954
City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Preent—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obercht, Oswald, and Teel—8.

Ald. Kowalski (Council Committee.)

Absent—Com. Thornton—1.

Ald. Sidwell and Stabler (Council Committee).

The proceedings of the regular meeting of October 21, 1954, were approved.

It was moved and supported that we recommend to the City Council that the petition by L. E. Morden to rezone Lots 42, 43, 44 and 45, Howard Heights Sub. (N.E. corner of Douglas and Turner Streets) from "A" One-Family Residence District to "E-1" Drive-In Shop District, be not granted because the requested rezoning is not in conformance with existing zoning in this block.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition to rezone Lots 6, 7, 8, 9, 10 & 11 of Block 2, Sophie S. Turner's Sub. of entire Lots 7, 8, 10 & 11 and parts of Lots 5, 6 & 9, Block 29 and Lot 12, Block 29 (1200 block of N. Walnut Street, east side) from "B" One-Family Residence District to "C" Two-Family Residence District, be granted.

Motion carried.

Mr. Gordon Jourdain appeared before the Commission and explained the proposed use of his property for which rezoning is requested. It was moved and supported that we recommend to the City Council that

the petition by Gordon Jourdain to rezone property commencing at the S.E. corner of Logan and Barnes, east 77 feet, south 112-1/6 feet, west 77 feet, north 112-1/6 feet to beginning on Sec. 20 (S.E. corner of Barnes and Logan Streets) from "B" One-Family Residence District to "E-1" Drive-In Shop District, be not granted.

Motion carried.

Mr. John Nelligan of the Michigan National Bank explained to the Commission the proposed use of the property for which rezoning is requested. It was moved and supported that we recommend to the City Council that the petition by the Michigan National Bank to rezone property commencing at the S.E. corner of Lot 4 of Paynter's Heights Sub., City of Lansing, and running thence north along the west line of East Street a distance of 77.5 feet, more or less, to the N.E. corner of Lot 3 of said Sub., thence in a westerly direction along the north line of said Lot 3 to the easterly R.O.W. line of U.S. Highway 27, thence in a southwesterly direction along the easterly R.O.W. line of U.S. Highway 27 to N.E. intersection of U.S. Highway 27 and E. Thomas Street, thence in an easterly direction along the north R.O.W. line of E. Thomas Street, which is also the south line of Lot 4, to the place of beginning (north side of Thomas Street, between U.S. 27 and East Street) from "A" One-Family Residence District to "J" Parking District, be not granted, and that purchase of the property be recommended to the City Council.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Michigan National Bank to rezone property commencing at the S.E. corner of Lot 4 of Paynter's Heights Sub., City of Lansing, and running thence north along the west line of East Street a distance of 77.5 feet, more or less, to the N.E. corner of Lot 3 of said Sub., thence in a westerly direction along the north line of said Lot 3 to the easterly R.O.W. line of U.S. Highway 27, thence in a southwesterly direction along the easterly R.O.W. line of U.S. Highway 27 to N.E. intersection of U.S. Highway 27 and E. Thomas Street, thence in an easterly direc-

tion along the north R.O.W. line of E. Thomas Street, which is also the south line of Lot 4, to the place of beginning (north side of Thomas Street, between U.S. 27 and East Street) from "A" One-Family Residence District to "J" Parking District, be granted.

Motion carried.

It was moved and upported that the petition by E. C. Trowbridge to rezone property commencing 698 feet east of the south $\frac{1}{4}$ post of Sec. 33, T4N, R2W, thence north 408.3 feet, thence east 371 feet, thence south 60 feet, thence east 234.5 feet, thence south to south line of said Section, and thence west to place of beginning, except lands conveyed and easements given for highway purposes (5030 S. Cedar Street) from "A" One-Family Residence District to "C" Two-Family Residence District, be tabled pending further study.

Motion carried.

Mr. Harvey Cochrane, Realtor; Messrs. Gates and Rounselle, representing Plywood Sales Co., presented a revised program of development of their property in the 3100 block of S. Pennsylvania Ave. It was moved and supported that no action be taken on this petition of Plywood Sale Co. to rezone the north 475 feet of the following described property: commencing at a point 1376.39 feet east of the S.W. corner of Sec. 27, T4N, R2W, formerly Twp. of Lansing, now City of Lansing, Ingham County, Michigan, running thence east 396.46 feet to the westerly line of the Consumers Power Co. R.O.W., thence north $13^{\circ}34'$ west 1451.58 feet, thence north $16^{\circ}31'$ west 138.48 feet, thence south $89^{\circ}42'$ west 16.87 feet, thence south $0^{\circ}1'$ east 1544.5 feet to point of beginning (3100 block of S. Pennsylvania Avenue) from "G" Business District to "G-2" Wholesale District, at this time, and that we instruct the staff to confer with the petitioner, and that the staff be instructed to say in such conference that it is the desire of the Commission that (1) there shall be no entrance at the north point as shown on the proposed drawing of the overall development plan in this area; (2) that the roadways as proposed here are considered satisfactory; (3) that the proposal that the docks be on the east side of the buildings will be acceptable; (4) that the staff shall obtain exact and detailed statements of deed restrictions.

Motion carried.

Mr. Harry E. Thompson, secretary of the Lansing Farm Products Co., again discussed the proposed use of their property at Cawood and W. Saginaw Streets. It was moved and supported that we recommend to the City Council that the petition by Lansing Farm Products Co. to rezone Lots 3 & 4, Assessor's Plat of Saginaw Park (N.E. corner of Cawood and Saginaw Streets) from "B" One-Family Residence District to "E-1" Drive-In Shop District,

be not granted because the rezoning of this property for commercial use would be incompatible with surrounding residential zoning.

Motion carried.

Mr. Archie Fraser and Mr. Marvin Lieberman, representing Leeland Steel and Iron Co., discussed a revised proposal for the rezoning of a part of their property. After considerable discussion, it was moved and supported that the revised petition of Leeland Steel and Iron Co. to rezone property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point 102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the S.W. corner of Lot 32, Banghart Sub., thence east 41 feet to point of beginning (north of the 900 block of Banghart Street) be tabled for 30 days.

Motion carried.

Mr. Ralph K. Skidmore, owner, and Mr. Fred S. Vorn, prospective purchaser of property at the S.E. corner of S. Cedar Street and Cavanaugh Road, discussed with the Commission their revised request regarding the petition for rezoning, which was referred back to the City Plan Commission by the City Council. After considerable discussion, it was moved and supported that we recommend to the City Council that the east 75 feet of the west 104 feet of Lot 1 and the north 37 feet of Lot 2, Orchard Gardens Plat (S.E. corner of S. Cedar Street and Cavanaugh Road) be rezoned from "A" One-Family Residence District to "F" Commercial District, and that the balance of this property be rezoned from "A" One-Family Residence District to "J" Parking District.

Motion carried.

Mr. Sam Corey explained his proposed development program on his property at the S.W. corner of S. Cedar and Isbell Streets and requested that his petition for rezoning of this property be taken from the table. It was moved and supported that the petition by Said N. Corey to rezone all that part of Lots 53, 54 and 55, Reo Park Addition lying west of the west line of U.S. 27, Cedar Street (1700 block of S. Cedar Street) from "C" Two-Family Residence District to "F" Commercial District, be taken from the table.

Motion carried.

After discussion, it was moved and supported that the petition be tabled for 30 days.

Motion carried.

The meeting was adjourned at 12:05 A.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Nov. 18, 1954

November 18, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

A revised drawing of the future development plan for the property on the east side of the 3100, 3200 and 3300 blocks of S. Pennsylvania Avenue, including statement of deed restrictions to be placed on this property when platted, was discussed. It was moved and supported that this plan be tentatively approved.

Motion carried.

ROLL CALL

Present—Coms. Bradshaw, Brisbin, Crego, Froh, Leadley, Obrecht, Teel and Thornton—8.

Absent—Com. Oswald—1.

Ald. Kowalski, Sidwell and Stabler (Council Committee).

School Superintendent Dwight Rich, Librarian Miss Virginia Summers, and Board of Education Members Mrs. Eleanor Waldo and Messrs. John Anas, Harold Andrews, H. Richard Herrmann, Jack Smith and Lawrence Smith, and Architect Kenneth Black were present for a joint meeting with the City Plan Commission.

The proceedings of the regular meeting of Nov. 4, 1954, were approved.

The City Plan Commission discussed at length with the Board of Education type and site for a new library building. It was moved and supported that this matter be tabled until such time as additional information may be acquired by the staffs of the City Plan Commission and the Board of Education.

Motion carried.

The communication from Bacon-Schlichting Realtors offering property at 426 S. Walnut Street to the City, which was referred to the City Plan Commission by the City Council, was discussed with the Board of Education. It was moved and supported that this matter be referred to the staff of the Commission for study and recommendation.

Motion carried.

It was then moved and supported that we recommend to the City Council that the petition by Plywood Sales to rezone the north 475 feet of the following described property: Commencing at a point 1376.39 feet east of the S.W. corner of Sec. 27, T4N, R2W, formerly Twp. of Lansing, now City of Lansing, Ingham County, Mich., running thence east 396.46 feet to the westerly line of the Consumers Power Co. right-of-way, thence north 13°34' west 1451.58 feet, thence north 16°31' west 138.48 feet, thence south 89°42' west 16.87 feet, thence south 0°1' east 1544.5 feet to point of beginning (3100 block of S. Pennsylvania Avenue) from "G" Business District to "G-2" Wholesale District, be granted subject to a deed for the 25-foot access roadway around proposed Lots 2 & 3 shown on the tentative drawing, with the understanding that the deed restriction regarding the west 25 feet of this property may be eliminated on the north 370 feet.

Motion carried.

Final draft of a proposed revision of the "J" Parking Section of the Zoning Ordinance was discussed. It was moved and supported that we recommend to the City Council that Section 10 (a) be amended to read as follows:

USE REGULATIONS

"J" Parking District

In the "J" Parking District, no land shall be used, and no building shall be hereafter erected, converted or structurally altered, unless otherwise provided in this ordinance.

(1) Such Parking Districts shall be contiguous to a "D-M" Multiple Dwelling District or a district of lower zoning classification on at least one side, except for churches and hospitals; provided, however, that there may be a private driveway, or public alley, or street between such "J" Parking District and any such "D-M" Multiple Dwelling or lower zoning classification.

(2) Entrances, exits and parking drives shall be not less than twelve (12) feet in width.

(3) Such property shall be hard surfaced with brick, concrete, or plant mixed bituminous material, and maintained in a usable dustproof condition.

(4) Such property shall be used only for vehicle parking with no repair work, washing, greasing, or sale of merchandise or servicing of any kind.

(5) Such property shall be lighted at such hours and in such manner as may be determined by the City Plan Commission after notice to the petitioner, with opportunity to be heard, and after it is found that the following conditions make such requirements necessary in the interest of public safety and security, to wit:

- (1) That the property is to be used for parking during hours of darkness.
- (2) That the nearest lights now available are not within proper distance to adequately light the property.
- (3) That there is not sufficient light at entrances and exits.
- (4) That there will not be an attendant on the property.
- (5) That hazards exist which can be eliminated or lessened by lighting.

(6) Whenever a parking district boundary adjoins property zoned for any residential use, a dense evergreen planting or masonry wall or such other screening, as may be determined by the City Plan Commission, regarding type, height, location, and density, which will provide adequate protection to adjoining property and safety to persons using the "J" Parking District and the surrounding areas and thoroughfares, and necessary curbs to protect such wall, shrubbery or other screening, shall be erected and maintained thereon. In making such determination the City Plan Commission shall take into consideration the following:

- (1) Location of property lines.
- (2) Zoning of adjoining properties.
- (3) Nature of the terrain of the adjoining properties and area.

(4) Locations of entrances and exits to streets or alleys with respect to nature and amount of pedestrian and automotive traffic.

(7) All street boundaries shall be treated the same as above where properties across the street are zoned "D" Apartment or higher, except such portions as are used for entrances or exits.

(8) Parking may be with or without charge.

(9) No sign shall be erected upon such properties except not more than one (1) sign at each entrance to indicate the operator, the purpose for which operated, and the parking rates. Such signs shall not exceed fifteen (15) square feet in area, shall not extend more than ten (10) feet in height above the nearest curb, and shall be entirely upon the property so zoned.

(10) Plans for the development of any property so zoned must be approved by the Building Commissioner before construction is started, and no such land shall be used for "J" Parking until all the requirements of this ordinance shall have been complied with and approval by the Building Commissioner. In the event of disapproval, the Building Commissioner shall give his reasons in writing to the property owner or lessee. A copy of such disapproval shall be kept on file in the Building Commissioner's office.

Motion carried.

An addition to Section 19 of the Zoning Ordinance, to be known as Paragraph "L" was discussed. It was moved and supported that we recommend to the City Council that Section 19 of the Zoning Ordinance be amended to add Paragraph "L" as follows:

"Whenever a commercial building is erected or structurally altered in a commercial district which abuts at the rear upon a "J" Parking District, the rear yard requirements shall be waived."

Motion carried.

The paragraph on number and term of office of City Plan Commissioners and the proposed revision of the City Charter was briefly discussed. It was moved and supported that this matter be tabled.

Motion carried.

Com. Froh reported on his findings regarding an Opaque Projector. It was moved and supported that the Director be authorized to endeavor to obtain funds

for the purchase of the American Optical Company Projector.

Motion carried.

A communication from the City Council regarding precised platting certain lots mentioned in the report of Ramp Buildings Corporation, was read. After discussion, it was moved and supported that this matter be tabled until legal opinion as to the proper procedure is received.

Motion carried.

It was moved and supported that Mr. Ladislav Segoe, Planning Consultant of Cincinnati, Ohio, be employed on the basis outlined in Paragraph 2 of his letter dated June 3, 1954, and that we give thought to retaining him.

Motion carried.

It was moved and supported that the matter of the Junior Planner's salary be referred to the Personnel Committee.

Motion carried.

It was moved and supported that the matter of the Senior Planner's salary be referred to the Personnel Committee.

Motion carried.

It was moved and supported that the annual subscription to Planning Advisory Service and Zoning Digest, published by American Society of Planning Officials, be renewed.

Motion carried.

Copy of a letter from City Attorney VanNote to the City Council regarding Board of Appeals, which was referred to the City Plan Commission, was read and discussed. It was moved and supported that this letter be referred to the Commission's Committee on Ordinances.

Motion carried.

The meeting adjourned at 11:40 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Dec. 2, 1954

December 2, 1954

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, LaRoy Froh, at 7:30 P.M.

ROLE CALL

Present—Coms. Bradshaw, Brisbin, Froh, Leadley, Oswald, and Teel—6.

Ald. Kowalski and Sidwell (Council Committee).

Absent—Coms. Crego, Obrecht, and Thornton—3.

Ald. Stabler (Council Committee).

The proceedings of the regular meeting of November 18, 1954, were approved.

It was moved and supported that the petition by Auto-Owners Insurance Co. to rezone the west 132 feet of Lot 8, Block 138 (427 S. Walnut Street) from "D" Apartment District to "J" Parking District be tabled for 30 days, pending submission of layout of entire parking lot.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Ida M. Gallagher to rezone Lot 4, Block 1, Hudson's Addition (100 block of Regent Street) from "B" One-Family Residence District to "J" Parking District, be tabled, pending study of the parking situation of the area.

Motion carried.

Attorney Farhat, representing John Nosal, presented their reasons for requesting rezoning of property in the 1100 block of W. Barnes Avenue to "J" Parking District.

After studying the report on Off-Street Parking for this area, it was moved and supported that we recommend to the City Council that the petition by John Nosal to rezone Lot 64, Olds Park Addition (1100 block of W. Barnes Avenue) from "B" One-Family Residence to "J" Parking District, be not granted because there is adequate parking area and the rezoning would not be in keeping with surrounding zoning on three sides.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Lansing Lumber Co. to rezone property beginning at a point at the intersection of the center line of Jolly Road and east boundary line of the Michigan Electric Railway right-of-way, thence north 200 feet, thence east 270 feet, thence south 200 feet, thence west along the center line of Jolly Road 270 feet to the point of beginning said premises being a portion of the southeast $\frac{1}{4}$ of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan, subject to all restrictions of record (N.E. corner of Jolly Road and S. Cedar Street) from "A" One-Family Residence District to "H" Light Industrial District, be not granted because it is incompatible to the zoning in that area.

Motion carried.

It was moved and supported that we rescind the action in the previous motion.

Motion carried.

It was moved and supported that the petition by Lansing Lumber to rezone property beginning at a point at the intersection of the center line of Jolly Road and east boundary line of the Michigan Electric Railway right-of-way, thence north 200 feet, thence east 270 feet, thence south 200 feet, thence west along the center line of Jolly Road 270 feet to the point of beginning said premises being a portion of the S.E. $\frac{1}{4}$ of Section 33, T4N, R2W, City of Lansing, Ingham County, Michigan, subject to all restrictions of

record (N.E. corner of Jolly Road and S. Cedar Street) from "A" One-Family Residence District to "H" Light Industrial District, be tabled.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by E. C. Trowbridge to rezone property commencing 698 feet east of the S. 1/4 post of Section 33, T4N, R2W, thence north 408.3 feet, thence east 371 feet, thence south 60 feet, thence east 234 1/2 feet, thence south to south line of said Section and thence west to place of beginning, except lands conveyed and easements given for highway purposes (5030 S. Cedar Street) from "A" One-Family Residence District to "C" Two-Family Residence District, be not granted because its rezoning would not be consistent with surrounding zoning.

Motion carried.

Mr. Marvin Lieberman of Leeland Steel and Iron Co. and his attorney, Mr. Archie Fraser, discussed with the Commission the proposed development plan for the extension of their property north of the 900 block of Banghart Street. After considerable discussion, it was moved and supported that the petition by Leeland Steel & Iron Co. to rezone property beginning at a point 50 feet north of the S.E. corner of Lot 32, Banghart Sub., thence north to a point 102.5 feet north of the N.E. corner of Lot 32, Banghart Sub., thence west 41 feet, thence south to a point 50 feet north of the S.W. corner of Lot 32, Banghart Sub., thence east 41 feet to point of beginning (north of the 900 block of Banghart Street) from "B" One-Family Residence District to "J" Parking District, be again tabled for further conference between the staff and petitioner, with the recommendation that the staff, in such conference, inform the petitioner that the proposed plan of the City Plan Commission represents the limit to which the Commission will go.

Motion carried.

Mr. Corey discussed his proposal of the development of their property at the S.W.

corner of S. Cedar and Isbell Streets. The possibility of additional parking at the N.W. corner of S. Cedar and Isbell Streets and an adequate alley was discussed with the petitioner. It was moved and supported that the petition by Said N. Corey to rezone all that part of Lots 53, 54 and 55, Reo Park Addition, lying west of the west line of U.S. 127 (1700 block of S. Cedar Street) from "C" Two-Family Residence District to "F" Commercial District, be tabled.

Motion carried.

A tentative plat for Pleasant Ridge Sub. No. 3 was submitted by Mr. and Mrs. Donald McKim. It was moved and supported that the plat be tentatively approved.

Motion carried.

A tentative plat for Sherwood Village Sub. was submitted by Mr. Don Foote. It was moved and supported that the plat be tabled for 30 days.

Motion carried.

A tentative plat for Hacker Estate Plat was submitted by Edward G. Hacker Co. It was moved and supported that the plat be tentatively approved.

Motion carried.

It was moved and supported that a communication be sent to the Building Commissioner requesting a written report regarding the addition to the building of the A & P Store on E. Michigan Avenue at Regent Street to the rear line of commercially zoned property and the use of the residentially zoned lot to the south for parking purposes also regarding the building of the welding shop at 3804 S. Cedar Street into the area zoned for "J" Parking.

Motion carried.

The meeting adjourned at 11:35 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, Dec. 23, 1954

December 23, 1954,

City Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Obrecht, Teel and Thornton—6.

Alderman Sidwell, (Council Committee)—1.

Absent—Commissioners Bradshaw, Leadley, and Oswald—3.

Aldermen Kowalski and Stabler. (Council Committee)—2.

The proceedings of the regular meeting of December 2, 1954, were approved.

The Director reported that no additional information regarding a new Library site had been received from the Board of Education. It was moved and supported that the matter be tabled until more information is available.

Motion carried.

The Director reported that no City agency or department is interested in acquiring property in Block No. 139 at this time. It was moved and supported that we report to the City Council that the Commission at this time sees no need for purchase of property at 426 S. Walnut Street for City use.

Motion carried.

The Charter Commission's proposed section regarding the City Plan Commission in the revised City Charter was discussed. It was moved and supported that a letter be directed to the Charter Commission re-

questing that the members of the City Plan Commission be permitted to meet with the Charter Commission at their meeting on January 4, 1955.

Motion carried.

The staff presented the map showing a proposed Master Plan of off-street parking as an amendment to the 1938 Lansing Master Plan. After some discussion, it was moved and supported that the Master Plan of Off-Street Parking, as presented, be tentatively adopted and a public hearing be held on Jan. 20, 1955.

Motion carried.

The proposal of the Park and Cemetery Board regarding the sale of Lots 126 to 133, inclusive, Franklin Heights Sub., was discussed. It was moved and supported that the City Plan Commission gives approval to the sale of these lots and suggests that the lots be sold in 42-foot widths with the exception of the north portion of this property which should be sold as a 54-foot width lot.

Motion carried.

A letter from Ladislav Segoe, Planning Consultant, was read. It was moved and supported that Mr. Segoe be advised that his proposed date of Jan. 5th through 7th, 1955, is agreeable with the City Plan Commission and that a meeting be arranged for the members of the City Plan Commission, the City Council, and Mr. Segoe on Wed., Jan. 5, 1955.

Motion carried.

A letter from C. Rowland Stebbins regarding the sale of Christmas trees on residential lots was read. It was moved and supported that a letter be sent to Mr. Stebbins advising him to direct his inquiry to the City Attorney.

Motion carried.

It was moved and supported that a letter of appreciation be sent to Lt. Rolf C. Campbell for his Christmas Greeting.

Motion carried.

The Personnel Committee reported on proposed change of salary for the Junior Planner and proposed salary for the new Senior Planner. It was moved and supported that we recommend to the Salaries and Personnel Committees of the City Council that the salary of the Junior Planner be changed to \$4500 per year as of Jan. 1, 1955.

Motion carried.

It was moved and supported that we recommend to the Salaries and Personnel Committees of the City Council that the salary of the new Senior Planner be set at \$6000 per year effective the date of his employment by the City Plan Commission.

Motion carried.

The meeting adjourned at 9:30 P.M.

VICTOR G. LEYRER,
Secretary.